

NOB HILL NEIGHBORHOOD ASSOCIATION

FALL 2025 NEWSLETTER

Annual Member's Meeting Coming

Gary Eyster, President

A high point for Nob Hill is our neighborhood association's annual members' meeting. This is your top resource for seeing friends, making friends, learning community news, and working to improve life in Nob Hill. All are invited

Tuesday, September 9 at 6:00 pm at Monte Vista Christian Church.

We'll start with a light dinner and social time. There will be tables to update you on the work of our seven committees: Newsletter, Public Safety, Urban Planning, Historic Preservation, Tree Canopy Restoration, Community Engagement, and Hilleños Helping Unhoused Folks.

The centerpiece of the evening will be the election of a new board of directors. If you're the kind of person who

loves getting to know your neighbors while working on projects that will make a real difference in your day-to-day life, this board is for you! Board members sign up for a two-year term. Basic service involves participation in a monthly board meeting. If you can also serve on a committee, that's appreciated. Who will you be working with? See our current directors on our website.

To serve on the board or to vote for the board you need to be a member of the neighborhood association. There is no cost to join, though we suggest donating \$20 a year. Join by emailing treasurer Taylor Lieuwen at treasurer@nobhill-nm.com. You can also join by filling out a form at the members' meeting.

Our bylaws permit up to 15 directors. The terms of all six current board members end in September. Some of

them cannot run for re-election because our bylaws allow for only two consecutive terms. So, we really do need some folks to step up and help the community as directors. You can indicate your interest by emailing theboard@nobhill-nm.com. You can also nominate yourself or another at the meeting.

Need more reasons to attend the meeting? We will have door prizes, including five young trees to help restore our tree canopy. Please email your ideas, questions, and nominations to theboard@nobhill-nm.com or call me at (505) 991-1388. I look forward to seeing you on September 9th. #VivaNobHill



Furry Hilleños. Photo by Jeff Gittelman

Credits

Next Chapter Studio printed this newsletter on their Risograph printers here in beautiful Nob Hill. A feral but friendly chihuahua drew the pull-out poster starting on the next page. The poster in the center is part of a painting by Bryan Goff, AKA Puddinghead, that Lauren Harms edited for Riso. Reach Bryan at goffman007@yahoo.com. Kate channelled the horoscopes on the back cover. Taylor Lieuwen composed the layout. Hilleños like you hand-delivered 3,600 copies of this newsletter to every residence and business in Nob Hill. More copies are sometimes available at Michael Thomas Coffee and other Nob Hill standbys.



The Trees of Nob Hill

By Terri DeBacker

Nob Hill is distinguished by its historic architecture and its urban forest. Along with beauty, our mature trees improve air quality, reduce stormwater runoff, provide carbon sequestration, and help shield us from the “heat island effect.” The heat island effect refers to the concentration of heat, built up during the day and held overnight, in locations composed primarily of heat trapping materials (e.g., concrete, asphalt, rock) and lacking trees and other shade coverage.

Wonderfully shady Nob Hill needs all of us working to protect and promote our urban forest. You can do your part by caring for your existing trees and planning for tree succession in your residential space.

In Albuquerque’s dry climate, trees need to be watered. Trees should be watered weekly during summer months and monthly during winter months. Newly planted trees may need more frequent watering. Information about how and how often to water your trees is available from Tree New Mexico (treenm.org) and 505Outside (505outside.com).

Like Nob Hill, our tree canopy was established decades ago. That means many trees are, or soon will be, facing the end of their lifespans. Without thoughtful tree succession planning, Nob Hill will be left without our beloved, and protective, tree canopy.

As we each plan for tree succession, we need to bear in mind that urban forest health relies on choosing appropriate tree species, placing those trees in appropriate planting sites, and assuring that they are well cared for.

Climate-Ready Trees: Tree Species Selection Guidelines for the Albuquerque Metro Area is a great resource for those wanting to plant new trees. The report includes lists of climate-ready trees (i.e., those that will be able to thrive in Albuquerque’s anticipated future climate) that are best suited for different location types.

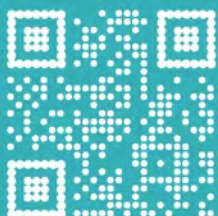
The best time to plant a tree was twenty years ago, as the proverb goes; however, fall (now!) is a good time, too. The cost of new trees can be off set through the Water Authority’s “Tree-bate” program. Access lots of resources at nobhill-nm.com. Together we can assure that Nob Hill remains leafy and beautiful for decades to come.



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The Way Things Were

Bill Zimmer has lived in Nob Hill since 1959. These are excerpts of the oral history interview he gave in 2015 in celebration of Nob Hill's 100th birthday. Find complete histories at nobhill-nm.com.

During the boycott years, we were a stopping place for people coming from California heading back east. There would be a carload of workers, and they would call in the afternoon and say, "We're coming through Albuquerque. Can we stay overnight?" We were set up as one of the houses where they could do that.

Once a couple of us were thinking, well, we should get César Chavez to come and speak in New Mexico. We discussed a hotel and César said, "What if you took the money you would spend on a hotel and just give it to the union. Then I'll sleep at somebody's house?" He slept at my house on Carlisle Blvd. The night he arrived, we had a small reception for people who had donated to bring him to New Mexico. To our surprise, Reies López Tijerina showed up. That's where Chavez and Tijerina met for the first time.

César and I were driving back from Santa Fe where he had spoken to a group. He said, "If we could get back to your

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house and I could take a nap that would be so good, because I'm really wiped out."

Near Santo Domingo Pueblo, now Kewa, a bus dropped off an elderly Indian man who started walking down that road. We went flashing by, and César said, "Where's that guy going?"

I said, "Probably to Santo Domingo."

"How far is that?"

"Probably five miles down that road."

He fell silent. After a few minutes I said, "You want to go back for him, don't you?"

"Yes."

So, we turned around, picked up the elder, and drove him down to Santo Do-

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mingo. He invited us to his house to come in and, you know, have a drink.

By the time we got back to my house, we had to go right to Rio Grande High School for the next talk. So César missed his nap to pick up this elder. That shows you where his heart was.

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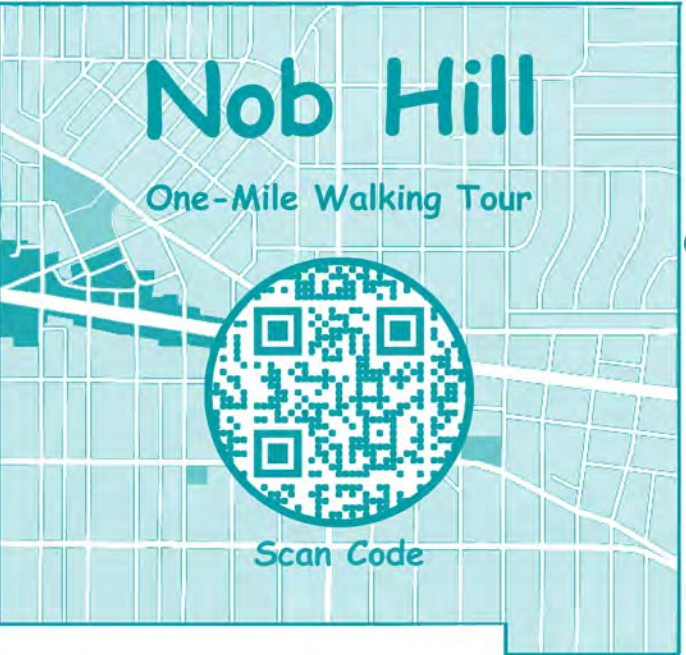
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Elder Statespersons of Nob Hill

"I've lived in Nob Hill for 30 years and I have never seen XYZ before."

"I've lived in Nob Hill for 40 years and ABC seems to crop up every few years."

Nob Hill is home to many long-time residents. Your neighborhood association thought it would be interesting to identify a roster of Nob Hill Elder Statespersons. That is, those residents who have lived in our neighborhood for 30 years or more.

If you are a 30+ year resident, please

email your name and years of residency to theboard@nobhill-nm.com. If you know of a 30+ year Nob Hill resident, please nominate them for our roster (with permission, of course). Total years of residency can sum across multiple Nob Hill addresses and residency need not be continuous. We will attempt to identify the senior-most resident of Nob Hill. Results will be published in the spring 2025 newsletter.

Tax Credits to Renovate Your House, University Heights Now Qualifies Too

By Historic Preservation Team

Over a hundred homeowners in Nob Hill have claimed 50% NM income tax credits for qualifying, pre-approved work like roofing, new heating and cooling, new electrical service, new water and sewer pipes under the house and to the street, restoring wood floors, and purchasing a NM Register plaque. Recipients of the credit get up to five years to use it.

For several years Nob Hill Neighborhood Association has provided a spring workshop to help you get started. We're moving that workshop to fall so you can plan your projects, get your paperwork approved by the NM Historic Preservation Division during winter, and start your work in the spring.

We plan our Fall workshop on November 1. Come at noon to enjoy snacks and social time. At 12:30 your Historic Preservation Team will talk about what kinds of work qualifies and show you how to apply for the credits. We thank Monte Vista Christian Church, 3501 Campus Blvd NE, for generously sharing their Bethany Hall.

Some costs like window replacement, additions, landscaping, maintenance, and demolition are not generally eligible. Work must be approved before it is started. This can take a couple months. Early consultation with coordinator Matt Saionz is critical. He can advise if your house is eligible and what work will qualify. Reach him at (505) 827-4040 or matt.saionz@dca.nm.gov

NEWS FLASH: On June 6, NM Historic Preservation Division listed Nob Hill's University Heights as a historic district in the NM Register of Cultural Places. This made many homeowners there eligible for the tax credit. University Heights joins the 1926 Monte Vista and College View, 1925 Granada Heights, and 1945 Broadmoor Addition Historic Districts. See if your house qualifies at nobhill-nm.com under the Neighborhood History tab. We are grateful to Steven Moffson of NM Historic Preservation Division who did the heavy lifting on this listing.

Find details at <http://www.nmhistoricpreservation.org/programs/tax-credits.html>



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UNM Campus Watch

By Rodney Bowe

I would like to introduce myself as the new Campus Watch Coordinator at UNM. I've loved being a resident of the Nob Hill area for the most part of my adult life since the late '80s. I've been at the university in various capacities over 30 years and I'm excited to bring my experience to this new position.

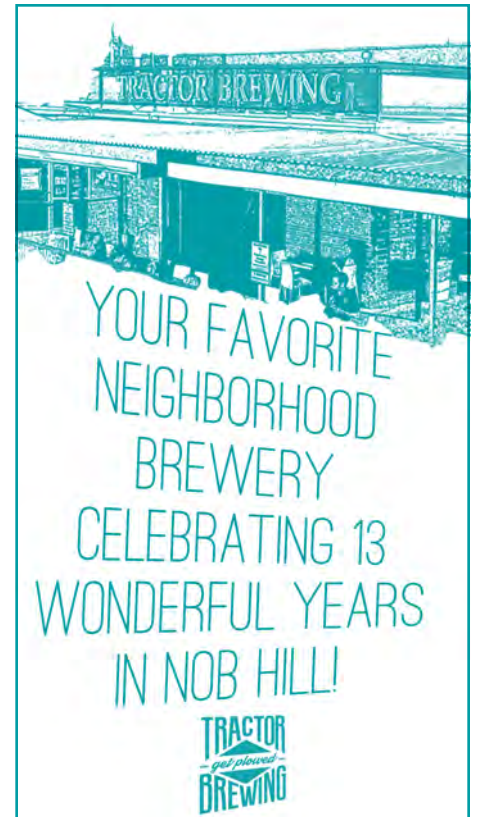
The Campus Watch initiative provides crime prevention programs and services to the UNM community. I'll work with campus building managers and zone captains to address crime and safety

issues around UNM. I look forward to coordinating with other crime prevention organizations and law enforcement partners including Project ECHO for Nob Hill, University Area Public Safety, Albuquerque Police Department University Area Command Crime Prevention Specialists, and other security services at UNM.

Campus Watch focuses on communication and awareness. If you see something, say something! I'm excited to work with residents of Nob Hill to provide information and resources to help make our community safe.

Please learn about Campus Watch at campussafety.unm.edu and the UNM Police Department at police.unm.edu. I look forward to collaborating with you to enhance the safety of our community!

Reach me at 505-645-2275 or rbowe@unm.edu.



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An Artful Twist on the Little Free Library

A neighborhood treasure described as one's 'happy place'

By Lindsay Wood (Full version originally published in *Nob Hill News*.)

Stumble upon the welcoming, bright blue hutch at 500 Tulane Place NE while out on a walk and you'll find it hard to resist a peek inside. Even in a neighborhood full of Little Free Libraries, this one specifically will call to you. Open the door and you won't find any John Grisham novels or a tattered copy of *Eat, Pray, Love*. Instead, you'll be treated to a pint-sized art exhibit. And the best part is what the gallery whispers as you comb through its treasures—"take something!"

Vashti Moss and her family constructed the popular gallery to share art with the community. Moss, the former director of arts education at the Harwood Art Center and founder of the Albuquerque Museum program Art Matters, said the idea came to her in 2020 during the pandemic. In an effort to foster community and connection during the lockdown, she and her family hung art and little words of affirmation from a tree in her front yard that passersby could share in. Eventually, some neighbors began adding little notes and art to the tree as well.

But after the restrictions lifted, her desire to share art persisted. It was then that an article in a magazine caught her husband's attention: someone in the Pacific Northwest had turned a Little Free Library into a Little Free Gallery.

She knew she wanted to give it a try. The first attempt was a gallery made from a metal cabinet salvaged from their garage. "We just took it out and cleaned it up a little bit. I glued some frames on it and we put the top half as art and the bottom half as art supplies. It lasted for about a year before the winds destroyed it," said Moss. But not to fear. They bought another, sturdier cabinet. It worked really well for a while, but "eventually wind destroyed that one too."

But their new wooden design has been doing the trick so far.

Moss thinks the gallery is an extension of what her work as an educator and artist has always been—a place for people to make and experience art. She's a firm believer in the powerful and positive impact creativity can have on people. "I

think art is a beautiful way to connect with ourselves, to connect with our communities and each other."

As for the gallery, Moss sees its purpose in simple terms: "The point is to find a little bit of joy, find a little bit of hope, find something where you can feel connected and present, and that's it," she said.

Find this and other neighborhood stories at www.abqnobhillnews.com.

Which is Which?

You're reading the Nob Hill Neighborhood Association (NHNA) Newsletter. Your association produces it twice a year to report on area happenings and the work of the association. We focus on the area inside neighborhood boundaries, about a half mile in each direction from the Nob Hill Shopping Center. This newsletter is made possible by the businesses that advertise and the neighbors who donate money and help distribute 3,600 copies to every home and business in Nob Hill. You can also find and share this newsletter at nobhill-nm.com.

Nob Hill News is different but also very good. It is a paid subscription email newsletter that covers a larger area, roughly the western half of Albuquerque City Council District 6.

NHNA maintains the "neighbors" moderated email list, which is a third separate thing. We use the email list for our announcements and to forward information from city, county, and other civic organizations. Also, anyone can post to the email list.

The neighbors email list IS:

- Public. Anyone on the internet can see the archive of posts and subscribe to receive posts. Think of your audience as an auditorium with hundreds of people and each one of them has a microphone, rather than a couple neighbors you meet while taking a walk.

- Moderated. No post is sent to subscribers until the moderator approves.

- Narrowly focused on Nob Hill.

The neighbors email list IS NOT:

- Social media (in the usual sense). We are intentionally offering something different.

- A place for ranting or name-calling. Most people don't want to read a rant or a fight, and there are plenty of other

options for those that do.

- A place to regularly advertise your business or your particular interest group's meetings. You might use the list for this purpose once a year as an introduction or for a special event.

- Immediate. Because each post has to be approved and the moderator has a day job, there will be a delay (usually hours) between when you submit a post and when the list sees it.

To subscribe, and to see the full policy for posting, visit nobhill-nm.com.

Nextdoor is different. It's a commercial website that serves hundreds of neighborhoods nationwide. It is not the same as the neighbors email list.

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Silver Median Project Update

By Shelby Stimson and Anthony Luke-tich

The planning phase for the Silver Median Green Stormwater Infrastructure (GSI) Project is officially underway! This community-driven project is at the dirt triangle at the intersection of Silver Ave. and Solano Dr. The goal is to turn this underutilized, City-owned median into a GSI demonstration project, complete with rainwater harvesting features, native plants, pollinator habitat and trees. GSI provides many community benefits, creating urban green spaces that soak up rainwater where it falls to help reduce pollution from runoff flowing to the river. Instead of going down the storm drain or ponding in roadways, the captured rainwater recharges the soil and provides a water source to plants that create shade for people and habitat for wildlife.

As part of the Silver Median GSI Project, the project team is also hosting a residential rainwater harvesting workshop for Nob Hill residents in the fall of 2025. Beginning this summer, the project team began accepting applications from homeowners in the neighborhood to host a workshop to install rainwater harvesting features and native plants in their yard. Workshop instructors will guide volunteers to provide hands-on installation experience and teach the principles of rainwater harvesting, helping to inspire implementation of more residential features in the Nob Hill neighborhood and amplify the benefits of GSI across the community. The workshop will serve both as an educational opportunity for residents interested in rainwater harvesting as well as a smaller-scale example of the GSI installation that will be completed at the Silver median in the coming years.

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Updates on the Silver Median GSI Project will be shared on the "neighbors" moderated email list. For more information and resources about rainwater harvesting, visit bernco.gov/rainwater.

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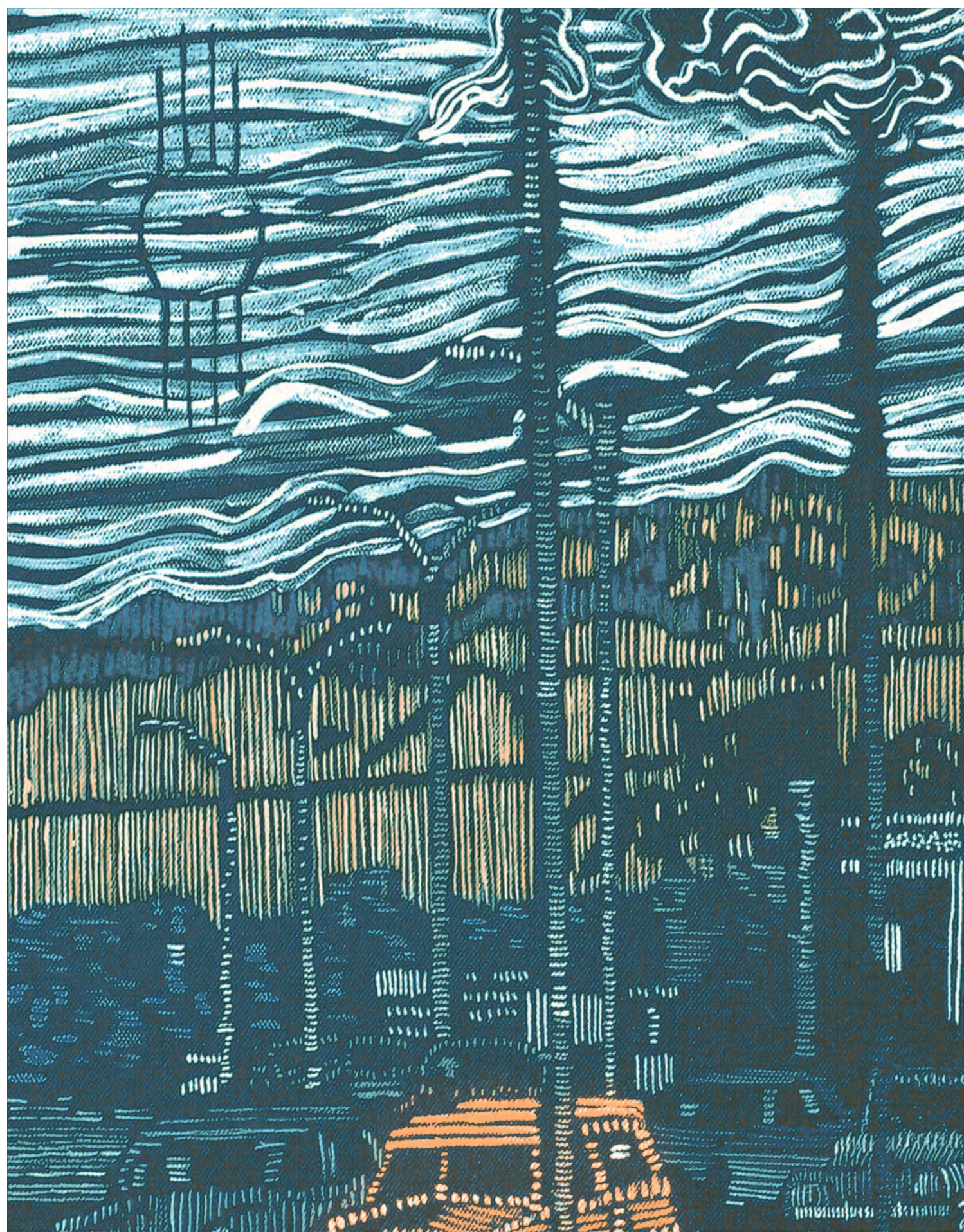
"I love Nob Hill News. I read every edition."

-Tyler

"I LOVE THE NOB HILL NEWS!! I am learning so much about my beloved neighborhood. Long may you flourish!"

-Donna

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Hoo Lives Down the Street

Coexisting with Nob Hill wildlife

By Chris Lucas

You never know who you're going to meet while discovering Nob Hill. We share our outdoor spaces with a diverse group of neighbors of the fur and feather variety.

One Hilleño met a family of Western Screech-Owls in a lush backyard near Monte Vista Elementary. These owls aren't so active during daylight hours, preferring instead to explore Nob Hill in the dark of night, catching rodents. They are the only owls in New Mexico that can live comfortably in urban areas.

Skunks are Hilleños too. Although they can create an unpleasant nasal reaction, they eat insects, rodents, and other pests that can be harmful to gardens and our health. These wild animals discreetly go about their natural ways and we can mostly get along.

Sometimes we don't get along. Raccoons moved in under one Nob Hill family's back porch, and the parents were concerned about their small children in the backyard. Raccoons are a protected species of furbearers that should only be removed humanely. Call New Mexico's Game and Fish Department to find out how.



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Feeding wildlife might seem nice, but it can be harmful in the long term. One College View Hilleño fed a roadrunner mealworms until the roadrunner became semi-domestic and showed up daily for his meal. When the homeowner moved, the roadrunner hung around the property for months, waiting in vain to be fed again. He could have spent that time hunting naturally.

Whether feathered, furry, or striped, our wild neighbors remind us that sharing space in Nob Hill means respecting nature—and letting it stay wild.

Have You Seen Our New Window?

The condominiums at Carlisle and Central have several "jewel boxes" on the ground floor on Central Ave. We've had a display in one for some time and we've just refreshed it. Thank you to Hilleño Spencer Nelson for his terrific new display and to Nob Hill's Sign and Image Factory for the great graphics!

Safe Gun Storage Event

Learn how to keep kids safe from gun accidents August 23 from 10-12 at Immanuel Presbyterian Church. Free gun locks while they last! Raffle prizes!



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Caring for Our Streetscape

Albuquerque's zoning code, the Integrated Development Ordinance (IDO), promotes healthy streetscapes: the yards and houses we see as we walk, bike, or drive through a neighborhood.

Builders create neighborhoods using architectural principles of their time. Most of Albuquerque, including Nob Hill, was designed with the principle that houses should communicate with the public way. Terraces, portals, and open yards foster familiarity and cooperation. Open yards allow neighbors to see nearby houses and passersby. These historic streetscapes create our sense of place and make us safer. Eyes-on-the-street is part of Crime Prevention through Environmental Design. Noted urbanist Jane Jacobs has written we cannot make communities safer by building private fortresses. We should engage with our surroundings.

Beside or behind a residence, the IDO allows walls up to 6 feet high after a homeowner gets a PERMIT-WALL OR FENCE-MINOR. In front of the house (the front yard) the IDO allows a wall or fence up to 3 ft. high after obtaining a PERMIT-WALL OR FENCE-MINOR.

A wall or fence higher than 3 ft. in the front yard or street side yard of a lot requires a PERMIT-WALL OR FENCE-MAJOR. The Zoning Hearing Examiner (ZHE) considers such permits at a public hearing. If they issue a permit, the wall must meet certain design standards that preserve eyes-on-the-street. Such a permit is not available in several areas of the city, one of which is our 1926 Monte Vista and College View Historic District.

Because they diminish architectural character, eyes-on-the-street, and interaction among neighbors, your Nob Hill Neighborhood Association discourages fences or walls higher than 3 feet in the front yard and street side yard. We thank neighbors who respect our streetscape.

Information about permits can be obtained from a reliable architect or landscape architect or from CABQ Zoning Enforcement at 924-3857. Visit them on the ground floor at the Planning Department, 600 Second Street NW.

Consult IDO 5-7 for details. Download the IDO at www.abc-zone.com.



OUTPOST FALL 2025 HIGHLIGHTS

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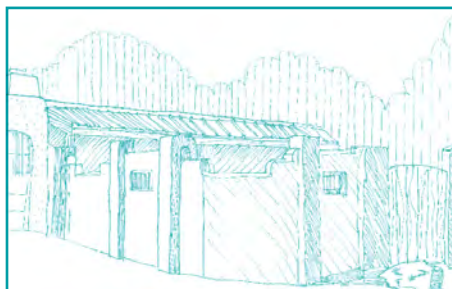
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Nob Hill house from the public way. Period architecture is visible. Eyes-on-the-street is preserved. Openness fosters familiarity and cooperation.



House near Nob Hill with 6 ft. wall in the front yard. Period architecture is not visible. Eyes-on-the-street is diminished. The homeowners are cut off from their surroundings.

Nob Hill Shopping Center at a Crossroads

By Gary Eyster

By his own account, R.B. Waggoman decided to move ahead with the Nob Hill Business Center on V-J day, September 2, 1945. He reasoned that, with the lifting of wartime restrictions, there would soon be many residents nearby to support its businesses. He was joined in developing the center by Jack and Bernard Stromberg, who wanted a store in the booming new area to complement their downtown men and boys' store. The center opened in 1947 with Stromberg's, the Sandia Drug Store, Ben Franklin's Five and Dime, Clark's Supermarket and a dozen smaller businesses. One of those first businesses was the dental practice of Dr. David Simms, who lived on North Lafayette Pl. during his entire practice.

Seventy-eight years later, the center has been acquired by Heritage Real Estate of Albuquerque. Owner Jim Long said in a written statement to the online Nob Hill News, "The Nob Hill District is going through an exciting period of change, and it's our hope to preserve and revive the historic shopping center through this evolution. We have many months of thoughtful planning ahead and we look forward to sharing more informa-

tion with the community in time.”

Hilleños have admired the elegant script Supermarket sign and bought groceries in the southwest corner of the first-of-its-kind onsite parking area for all seventy-eight of its years. Since 1989 La Montañita Food Co-op has been that grocer. It contributes tremendously to quality of life of Hilleños who prize the chance to walk to their neighborhood grocery. But it faces a challenge. A person familiar with the Co-op says the store does not currently pay its way. It is subsidized by the other Co-op grocery locations. Although it has a lease on the space until 2029, can the Co-op continue in this way? That’s not certain. One thing is certain. Hilleños have a much better chance of keeping the store if we spend our money there. It’s open to members and non-members alike. Will you do your part to keep the store in Nob Hill?

My Nob Hill: Excerpts From a Discussion With Planner Michael Vos

I was raised in a small Michigan town. I spent three summers working in Colorado during college and loved it out west. In 2013 I completed a master’s degree in urban planning at the University of Michigan and took a planning job with Rio Rancho. After a year and a half,

I wanted to live someplace more urban. I bounced around, renting for a while, including a stint in Nob Hill. Recently my partner and I decided it was time to settle down and bought our first house. As a planner I appreciate walkability and bikeability. I like coffee shops, taprooms and

restaurants nearby. We chose Nob Hill.

I value transit accessibility. I often bike to my work downtown. When I leave the office and I don’t feel like riding my bike uphill or it’s too hot I hop on a bus and get back here pretty quickly. There’s good momentum in Nob Hill

Slice Day!

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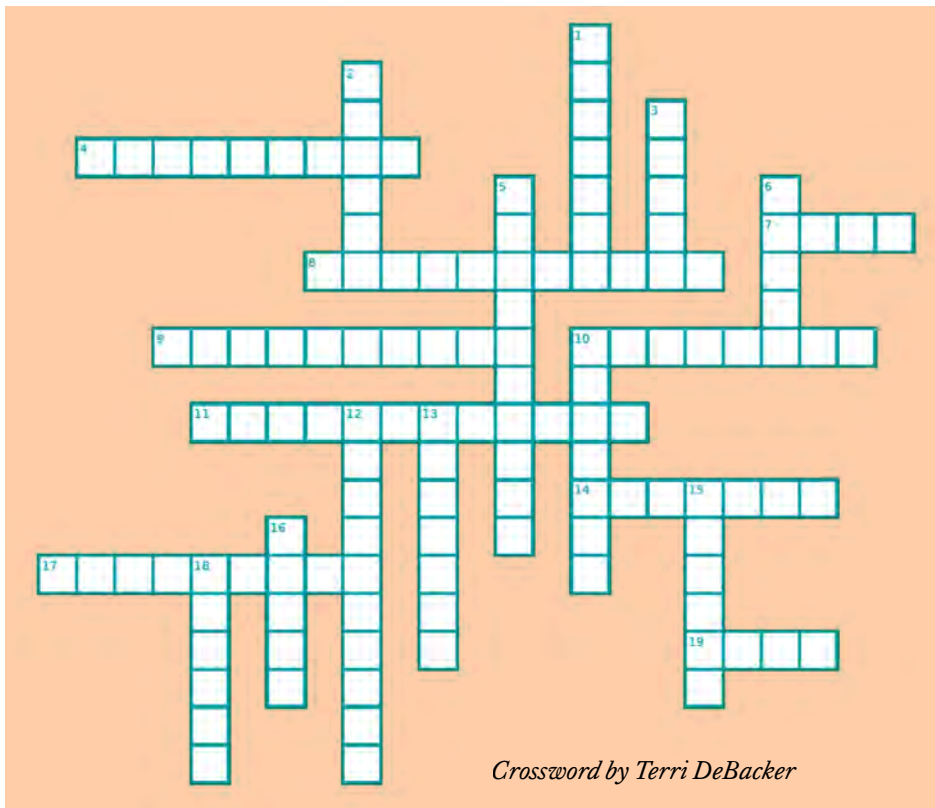
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Crossword by Terri DeBacker

right now in terms of new businesses and a bit of redevelopment. The Hiway Hotel could be a game changer.

We've been in our house for a little over two months making the house a home. We're in the Broadmoor Addition Historic District so we will use the NM 50% tax credit to sensitively renovate our house. Unfortunately, we had to jump on a partial sewer line replacement almost immediately and missed out on the tax credit. We need some electrical upgrade so we hit the pause button and now have time to get approval for the tax credits before we do the work.

Early on we went to the Special Collections Library where we found our house was built in 1949. John Haggerty found some great newspaper clippings and found that one family owned it for 44 years. They had lots of kids. Handprints and names of all the kids and the pets are in the concrete driveway. Two of those kids' names are the same as my partner and me. One of them is grown and lives next door.

I love the sense of community in Nob Hill. Our block has a monthly porch teatime. We sit out and invite in any folks walking by. I love the little free libraries and Nob Hill has several little toy exchanges. There are, I believe, five boxes in the neighborhood, each with its own

theme: one with little vehicles, one with little animal figurines, one with rocks. We've found our home.

Down:

1. In 1903 Colonel D. K. B. _____ arrived in Albuquerque via the Klondike gold rush.
2. A popular building style in the early days of Nob Hill was _____ Revival.
4. The _____ Cinema has operated in

Nob Hill since 1966.

6. In 1998 the _____ and College View Historic District was listed with the New Mexico Register of Historic Places.

7. Move out of the low zone and into the _____.

10. Silver Avenue was designated as a _____ Boulevard in 2009.

12. Carnivorous feathered Hilleño.

13. The first Albuquerque suburb.

15. Architect of the "Spaceship House" on Monte Vista.

16. Boutique hotel formerly known as the University Lodge.

17. Iconic roadway experiencing its 100th anniversary in 2026.

Across:

3. One-way east-bound avenue in Nob Hill.

5. Small park in Nob Hill featuring tennis courts.

8. Park in Nob Hill where a new playground is being built.

9. Iconic hotel being rebuilt on Central Avenue.

10. The Nob Hill _____ Center was established in 1947 as the anchor of Nob Hill Commerce.

11. Nob Hill's namesake city.

14. _____ Hawks are the most common bird of prey in Nob Hill.

18. The _____ Addition is the most recent Nob Hill neighborhood.

19. Hotel _____ is home to the Tony Edaakie murals.

JOE BROOKS



HomesInABQ.com
joebrooks@homesinabq.com



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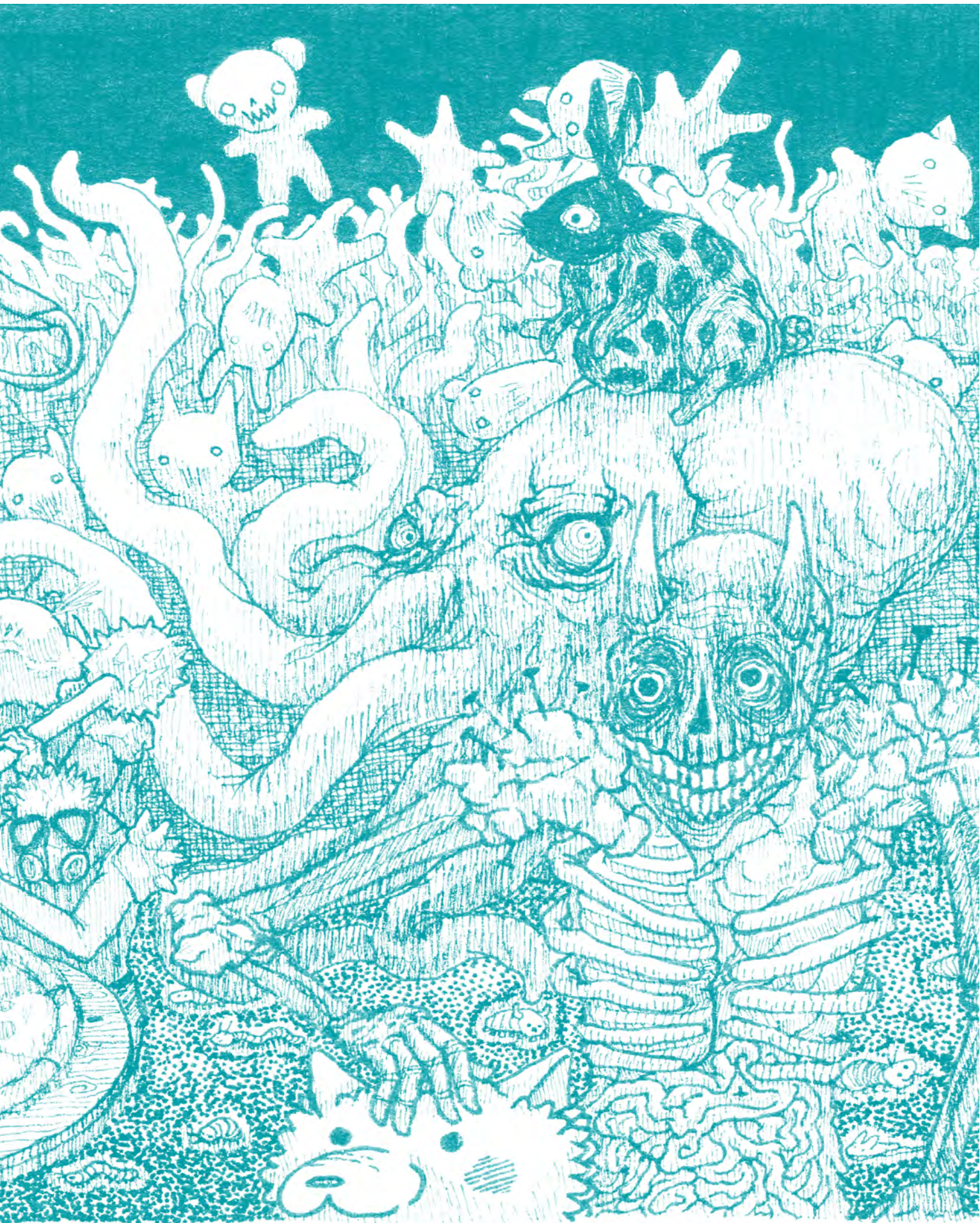
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Scan this code with your camera to find out how much homes are selling for in the Nob Hill Neighborhood.

kw
KELLERWILLIAMS



HOROSCOPES



Libra

YOU THRIVE IN THE SKY.
HIKE TO THE TOP OF THE CREST.



Scorpio

HEY SCALEY LION, CRACK
OPEN YOUR FAVORITE CANNED DRINK.
BE REFRESHED.

Sagittarius

YOU ARE RADIANT IN YOUR JOY.
ROAST MARSHMALLOWS WITH YOUR
PEOPLE.

Capricorn

HEY LITTLE SEA
GOAT. WHATCH'YA DOIN' THERE? HOPE
YOU'RE BEING PATIENT WITH YOURSELF.
REPOT ONE OF YOUR PLANTS.

Aquarius

A FEBRUARY SNOW MAY MEAN GOOD LUCK
FOR YOU RELATIONSHIP WISE. CROSS YOUR
FINGERS FOR A SNOW DAY.

Pisces

FISH FROM THE RIVER,
JUST FLOW TODAY. DO SOME ART BUT
PROBABLY JUST FART.

